

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/TM-LTY Y/400**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Tuen Mun Sports Association Limited represented by Samson Wong & Associates Property Consultancy Ltd. (Engaged by Eminence Consulting & Management Co. Ltd.)
- Site** : Government Land (GL) (Former Lam Tei Gospel School) in D.D. 130, Lam Tei, Tuen Mun, New Territories
- Site Area** : About 3,060 m<sup>2</sup>
- Land Status** : GL
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY Y/10
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Sports Training Ground) for a Period of 3 Years

**1. Background**

- 1.1 On 26.5.2020, the applicant sought planning permission to use the application site (the Site) for proposed temporary place of recreation, sports or culture (sports training ground) for a period of 3 years (**Plan A-1**).
- 1.2 On 4.9.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. After the last deferment, the applicant submitted FI on 4.11.2020 and 3.12.2020 providing responses to departmental comments and a new Geotechnical Planning Review Report. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 5.1.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of FI to address the departmental comments (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the last deferment, the applicant has submitted FI providing responses to departmental comments and a new Geotechnical Planning Review Report. The applicant needs more time to resolve the comments from government departments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

**4. Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

**5. Attachments**

- Appendix I**                      E-mail of 5.1.2021 from the applicant's representative
- Plan A-1**                        Location Plan

**PLANNING DEPARTMENT  
JANUARY 2021**